



CITY OF NEWTON, MASSACHUSETTS

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Setti D. Warren
Mayor

ZONING BOARD OF APPEALS

Sherri Lougee, Board Clerk

NOTICE OF DECISION

A Public Hearing has been held with regard to the following petitions before the City of Newton Zoning Board of Appeals. The decisions were determined as follows:

- #8-13** from Jeffrey Borenstein and Mary Borenstein, 11 Hemlock Road, Newton, MA, appealing the March 21, 2013 Decision of the Commissioner of Inspectional Services regarding Violations at 11 Hemlock Road. The Notice of Violation alleges that the operation of a commercial business is inconsistent with Newton Zoning Ordinance Section 30-8, *Use Regulations for Single Residence Districts*. The property is located in a Single Residence 3 District. **The hearing on the petitioner's appeal was continued to June 25, 2013.**
- #9-13** from J. Stephen Cohen, 132 Hammond Street, Newton, MA, requesting a 12.30 foot variance from the front yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct an addition which will include an additional garage bay and a second floor sitting room, resulting in a front yard setback of 12.70 feet. **(Required front yard setback for *old* lots created before December 7, 1953 is 25 feet.)**. The property is located in a Single Residence 2 district.

Any appeal of the above decision must be made to the Middlesex County Superior Court, the Land Court in Boston or the Newton District Court, within twenty (20) days of its filing with the City Clerk in accordance with Section 17 of the Massachusetts General Law, Chapter 40A.

Decision number 9-13 was filed on May 29, 2013.